

RDS Business Park

**An Addition located in the SW/4 of Section 6, T-18-N,
R-14-E, City of Broken Arrow, Wagoner County, Oklahoma.**

PLANNED UNIT DEVELOPMENT NUMBER _____

Prepared by:
JR Donelson, Inc.
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918-394-3030
Email: jrdon@tulsacoxmail.com

January 29, 2019

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I. Development Concept

'RDS Business Park', comprises 19.70 acres. The 19.70 acres gross (hereinafter the "Property" or the "Site") located in the SW/4 (Southwest Quarter) of Section 6, T-18-N, R-15-E. The property is situated east of 23rd Street (South 193rd E. Ave.) and north of East Kenosha (E. 71st St. South).

The project is planned as a mixed use commercial development, including commercial retail and office uses. Exhibit A is a Concept Illustration of the Site, including a Location Map insert. The property will be platted per City of Broken Arrow subdivision regulations, except that the right-of-way of Hillside Drive is requested to be reduced from 100 feet to 60 feet. There will be one Development Area and it will be referred to as Development Area 'A'. There will be 6 lots in two blocks and the street is Hillside Drive.

Zoning.

The property is presently designated as Level 4, 'Commercial / Employment Nodes', in the Broken Arrow Comprehensive Plan. The property is presently zoned, 'CN'.

The surrounding land uses and zoning classifications include the following:

North:	R3	Woodstock II Addition
East:	RMH	Arrow Village Mobile City (Camino Village)
South:	CG/CN/SP-257	Restaurant, Shopping Center, and Life Church
West:	CH	Undeveloped but platted as 'The Park at Adams Creek – Phase I Amended'

Features of the Site Area.

The site is bounded by the residential subdivision Woodstock II to the north; Arrow Village Mobile City to the East; Tiger Plaza to the south and Amended Plat of The Park at Adam's Creek – Phase 1 to the west of South 193rd E. Ave.

The site receives storm water runoff from Tiger Plaza. The runoff flows onto the site into a pond, and then flows north, northwest and discharges in a surface inlet on the east side of 193rd E. Ave. A storm water detention facility will be constructed on the site.

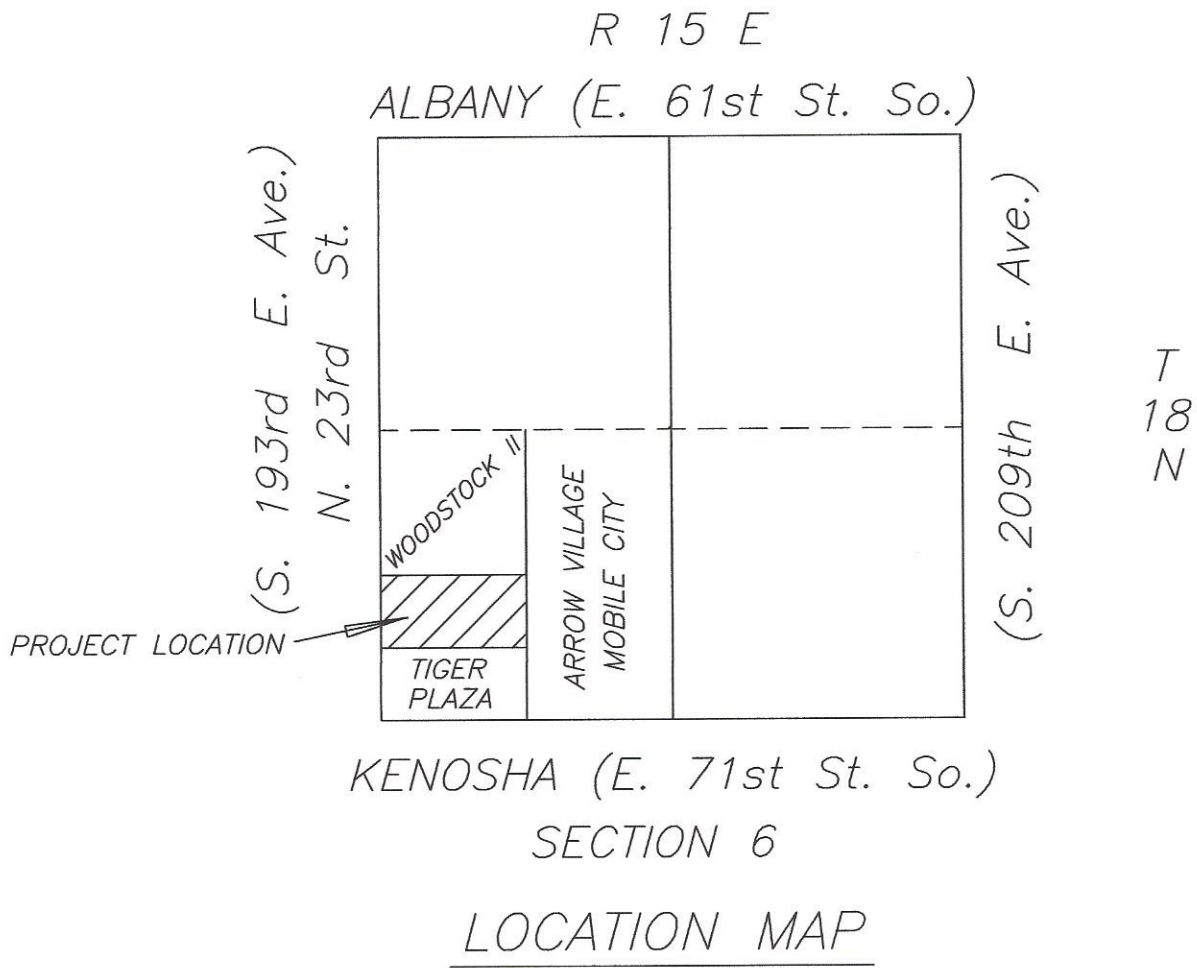


N. 23RD STREET DEVELOPMENT

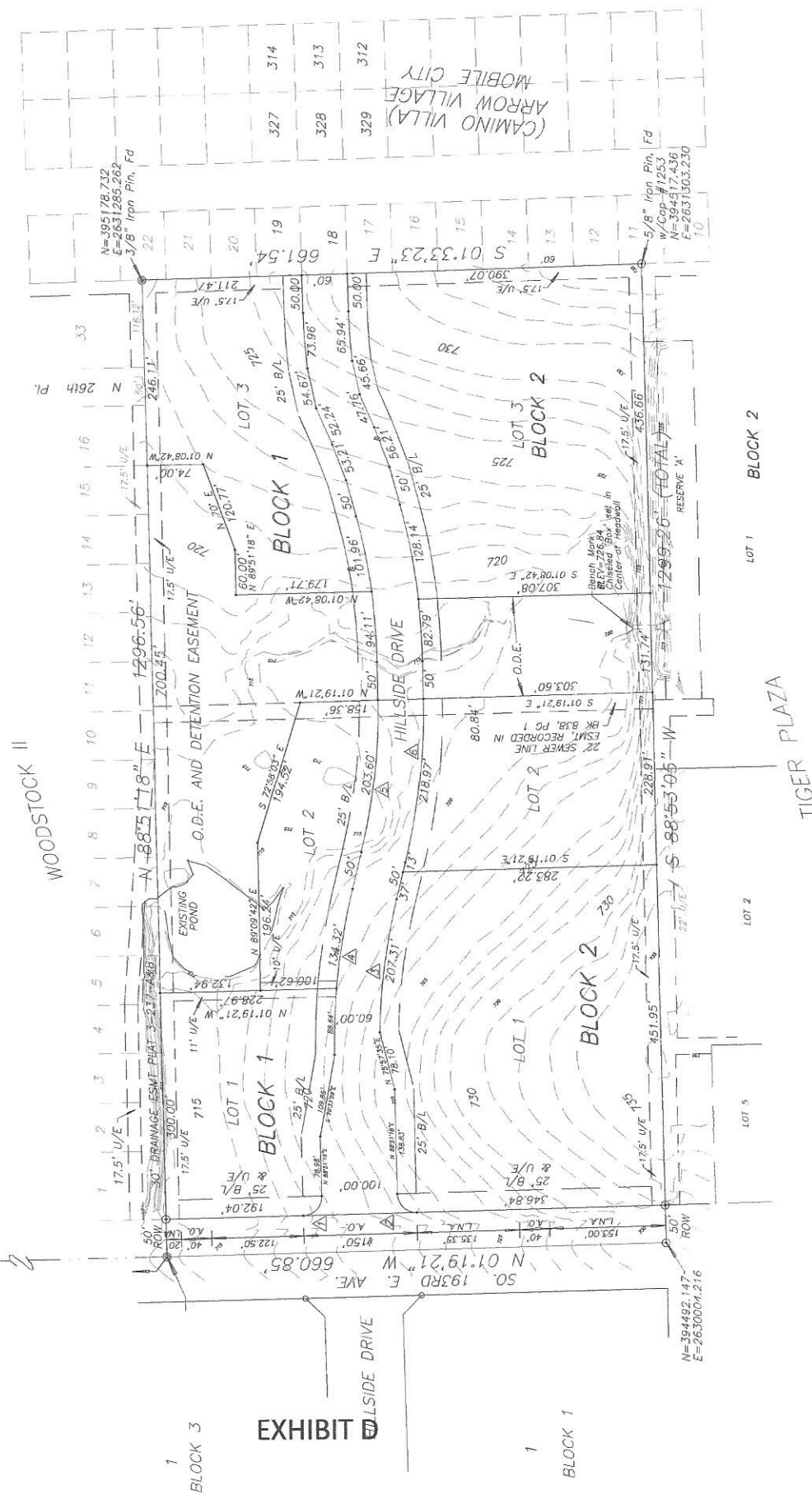


SCALE: 1" = 120' PLS
SEPTEMBER 2012

PLANNING & LANDSCAPE DESIGN
SLACK ASSOCIATES INC.
 2714 W. 10TH AVE. SUITE 100
 DENVER, CO 80202
 303.440.8811
 DESIGN STUDIO
 4215 E. CHERRY, SUITE 500
 DENVER, CO 80202
 303.440.8811
 www.slack-associates.com







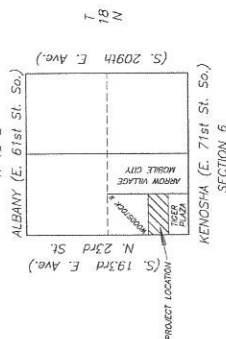
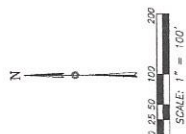
ENGINEER/SURVEYOR:
J.R. DOWNS, INC.
12820 SOUTH MEMORIAL DR.
OFFICE TULSA, OKLA. 74120
205/461-7400
205/461-7401
FAX: 205/461-7402
CONTACT: BRIAN DOWNS
EMAIL: bdowns@jrdowndesign.com
CA. NO. 5611 EXPIRATION: 6/30/19
LS. NO. 287 EXP. 6-30-2019

OWNER:
RDS INVESTMENTS, LLC
12820 SOUTH MEMORIAL DR.
BROKEN ARROW, OKLA. 74012
PHONE: 918-231-7519
CONTACT: BRIAN DOWNS
EMAIL: bdowns@jrdowndesign.com

RDS BUSINESS PARK

A TRACT OF LAND SITUATED IN THE SW/4 OF
THE SW/4 OF SECTION 6, T-18-N, R-15-E,
THE CITY OF BROKEN ARROW, WAGONER COUNTY,
STATE OF OKLAHOMA.

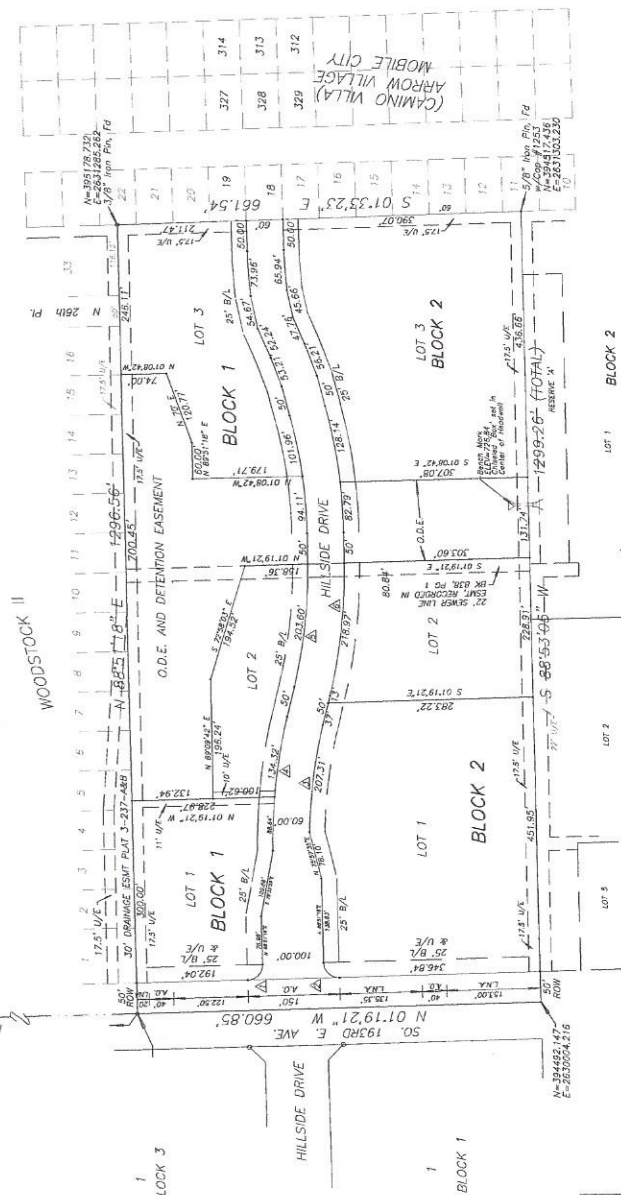
APPROVED _____ by the City
Council of the City of Broken Arrow,
Oklahoma.
Mayor _____
Attest: City Clerk _____



LOCATION MAP

SUBMISSION CONTAINS:
FILE: RDSBMAP-AT08018
DATE: 8/11/18
BLOCKS: 2

EXHIBIT E



Amended Plat of
AT ADAM'S CREEK - PHASE 1
THE PARK

CURVE DATA

NO.	DELTA	RADIUS	LENGTH
1	89°49'21"	25.00'	39.19'
2	90°10'39"	25.00'	35.35'
3	144°00'00"	25.00'	207.80'
4	145°00'00"	25.00'	207.80'
5	144°00'00"	25.00'	207.80'
6	144°00'00"	25.00'	207.80'
7	144°00'00"	25.00'	207.80'
8	144°00'00"	25.00'	207.80'
9	144°00'00"	25.00'	207.80'
10	144°00'00"	25.00'	207.80'

CURVE DESIGNATION NUMBER

- NOTES:
1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AND MEASUREMENT, AS ADOPTED BY THE STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS.
 2. ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND OF LEGAL DESCRIPTIONS.
 3. 3/8" IRON PINS WERE FOUND TO EXIST OR SET AT PROPERTY CORNERS.
 4. THE BASIS OF BEARINGS FOR THE SURVEY WAS THE SW/4 OF THE SW/4 OF SECTION 6, T-18-N, R-15-E, BEING S 01°12'21" E.
 5. BENCH MARK: COUNSEL "BOX" SET IN CENTER OF HEDGEMAN CREEK, 22 FEET NORTH OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY. ELEVATION=725.84
 7. LEVEL 4 - COMMERCIAL/EMPLOYMENT NOTES

Legal Description of the Property

Lot seven (7), of the Southwest Quarter of the Southwest Quarter (SW/4 SW/4), less the south 660 feet thereof, Section 6, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Exhibit F

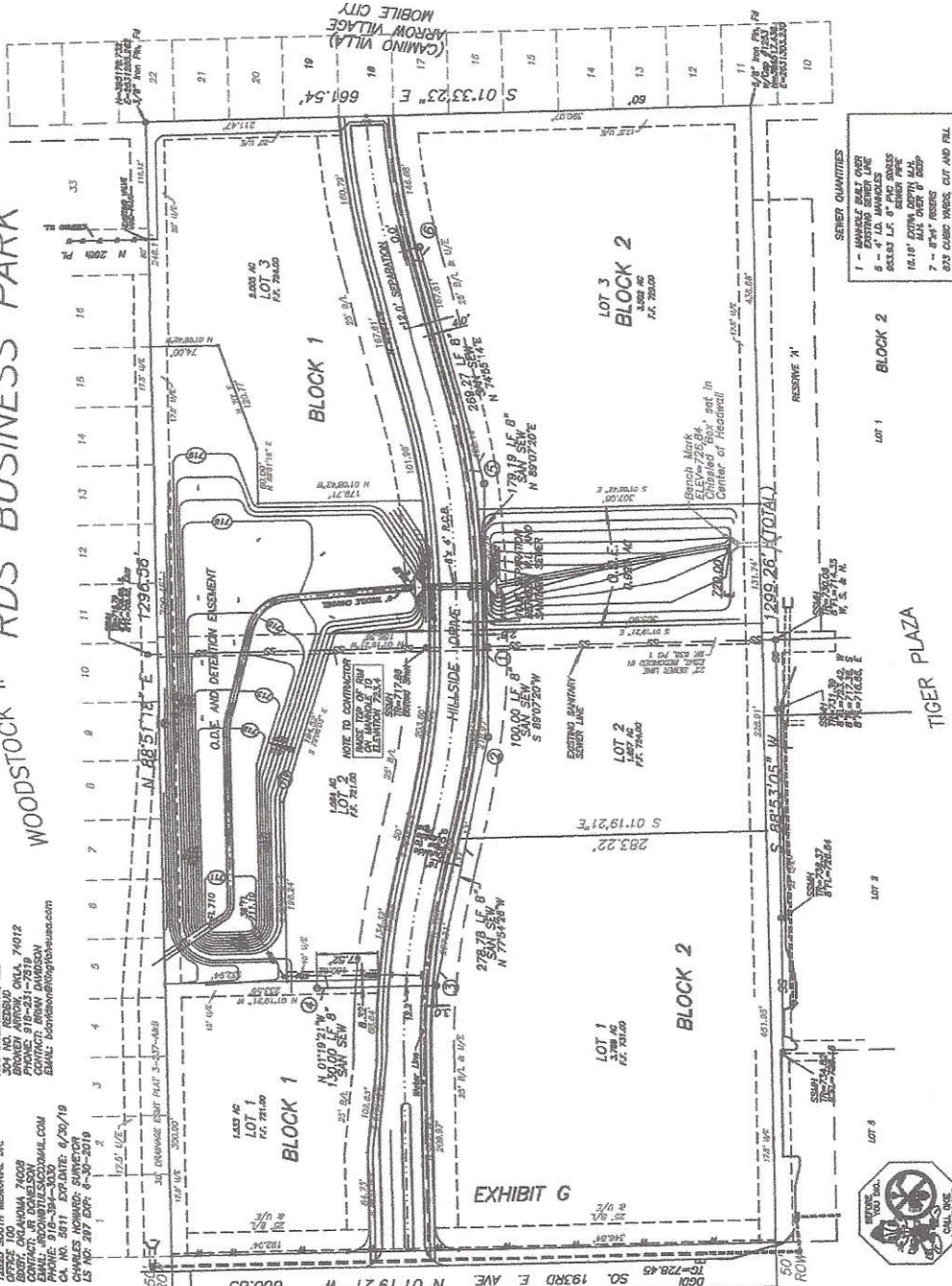
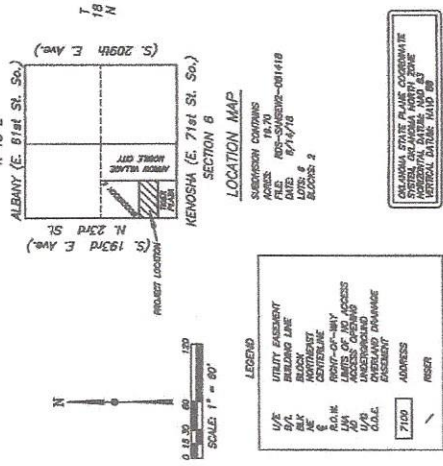
ENGINEER/SURVEYOR:

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12200 South Memorial Drive
Suite 100
Broken Arrow, Oklahoma 74012
Phone: 918-394-3330
Fax: 918-394-3332
Email: jrdonelson@oklahoma.com

OWNER:

RDS INVESTMENTS, LLC
304 N. REEB RD
Broken Arrow, OKLA. 74012
Contractor: BRIAN DAVISON
Email: bdaivon@oklahoma.com

WOODSTOCK II RDS BUSINESS PARK



GENERAL NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE OKLAHOMA PUBLIC WORKS DEPARTMENT STANDARDS AND SPECIFICATIONS.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE OKLAHOMA PUBLIC WORKS DEPARTMENT STANDARDS AND SPECIFICATIONS.
3. NO INVESTIGATIONS WERE CONDUCTED TO DETERMINE THE EXISTENCE OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
4. CALL BEFORE YOU DIG. THE OKLAHOMA PUBLIC WORKS DEPARTMENT HAS A 24 HOUR HOTLINE FOR CALL BEFORE YOU DIG AT 1-800-522-5544.
5. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.

DATE	BY	NOTES

DESIGNED	CHK
CHECKED	JJD
DRAWN	
APPROVED	

JR DONELSON, INC.
PLANNING AND DESIGN
12200 South Memorial Drive
Suite 100
Broken Arrow, Oklahoma 74012
Phone: 918-394-3330
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Email: jrdonelson@oklahoma.com

RDS BUSINESS PARK
CITY OF BROKEN ARROW
WAGONER COUNTY, OKLAHOMA

JOB NO.	100-000000-001116
SCALE	1" = 60'
SHEET	2 OF 2

II. Development Standards, Development Area “A”

Development Area ‘A’ shall be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the Commercial Neighborhood (CN) District, except as follows:

Gross land area	19.70 acres
Minimum Lot Width:	100 feet
Minimum Lot Size:	0.75 acres
Floor area ratio (maximum)	0.75
Maximum Dwelling Units:	N/A
Minimum Building Setback:	
From R.O.W. line of 23 rd Street & Hillside Drive	50 feet (1), 25 feet (2)
(1)	With parking in front of the building.
(2)	With 25 feet of landscaped area adjacent to the right-of-way and no parking or paving in front of the building along the entire street frontage.
Set back from the south property line	20 feet
Set back from the north property line	30 feet
Set back from the east property line	30 feet
Building height (maximum)	3 stories or 50 feet
• Plus 2 feet setback for each 1 foot of building height exceeding 15 feet, if the abutting property is within a Residential District.	
Other Bulk and Area Requirements	As provided within the CN District.
Off-street parking	As required by the applicable Use Unit of the City of Broken Arrow Zoning Code.

Uses are those permitted by right in the ‘CN’, Commercial Neighborhood District, as well as those uses described as follows:

Fitness and recreational sports center

III. Access and Circulation

Vehicular access shall be derived from South 193rd E. Ave, Hillside Drive and the mutual access to Tiger Plaza. The Hillside Drive will be public and drive lanes on each lot will be private. The curbs, gutters, base and paving materials of the street shall be of a quality and thickness meeting the City of Broken Arrow standards for commercial parking lots and public streets. Access includes ingress and egress. Access to Lot 1, Block 1 and Lot 1, Block 2 from South 193rd E. Ave. will be allowed. The right of way width for Hillside Drive will be 100 feet at the intersection of Hillside Drive and South 193rd E. Ave and then 60 feet wide to the east property line. Except for emergency access, no vehicular access will be allowed to North 26th Street or the abutting property to the east.

A 40'-0" Access Opening will be permitted to Lot 1, Block 2, as shown on Exhibit A, C, D, E and H from South 193rd E. Ave. A 40'-0" Access Opening will be permitted to Lot 1, Block 1, as shown on Exhibit A, C, D, E and H from South 193rd E. Ave.

IV. Utilities and Drainage

A Sanitary Sewer line is located on this site. This sanitary sewer is part of the City of Broken Arrow sewer system. The water line will connect to the existing water line on So. 193rd E. Ave. and will be located in easements parallel to Hillside Drive. Storm water runoff flows onto the site from the south and will flow into an on-site dry storm water detention facility. Storm water will be discharged to a surface inlet on the east side of So. 193rd E. Ave..

V. Site Plan Review

The Site Plan shall be submitted to and approved by the City of Broken Arrow, prior to a building permit being issued.

VI. Platting and Restrictive Covenants; Enforcement

The site will follow the Broken Arrow Subdivision Regulation procedures for property platting. Restrictive covenants will be adopted and recorded for the subdivision plat.

VII. Expected Schedule of Development.

Development of the project is expected to commence within 12 months and to be completed as market conditions permit.

VIII. Trash, Mechanical and Equipment Areas.

There shall be no storage of recyclable materials, trash or similar material outside a screened receptacle. All trash, mechanical and equipment areas, including building mounted, shall be screened in accordance with the Broken Arrow Zoning Ordinance.

IX. Lighting.

Parking lot lighting shall meet the requirements of the Broken Arrow Zoning Ordinance except that all light poles are limited to 20 feet in height. Any wall packs placed on buildings shall be shielded with the lights directed toward the ground.

X. Traffic Control.

Raised traffic control medians will be constructed by the developer on South 193rd E. Ave. to limit left turn movements from the site. The design of the two medians will be designed in conjunction with the City of Broken Arrow requirements. The traffic control medians are shown in Exhibit I.

XI. Signage.

Freestanding signs shall be installed in accordance with Section 5.7.D of the Broken Arrow Zoning Ordinance except as follows:

Only one pylon sign shall be allowed, and it shall be limited to 25 feet in height.
A separate application for a Specific Use Permit is not required.

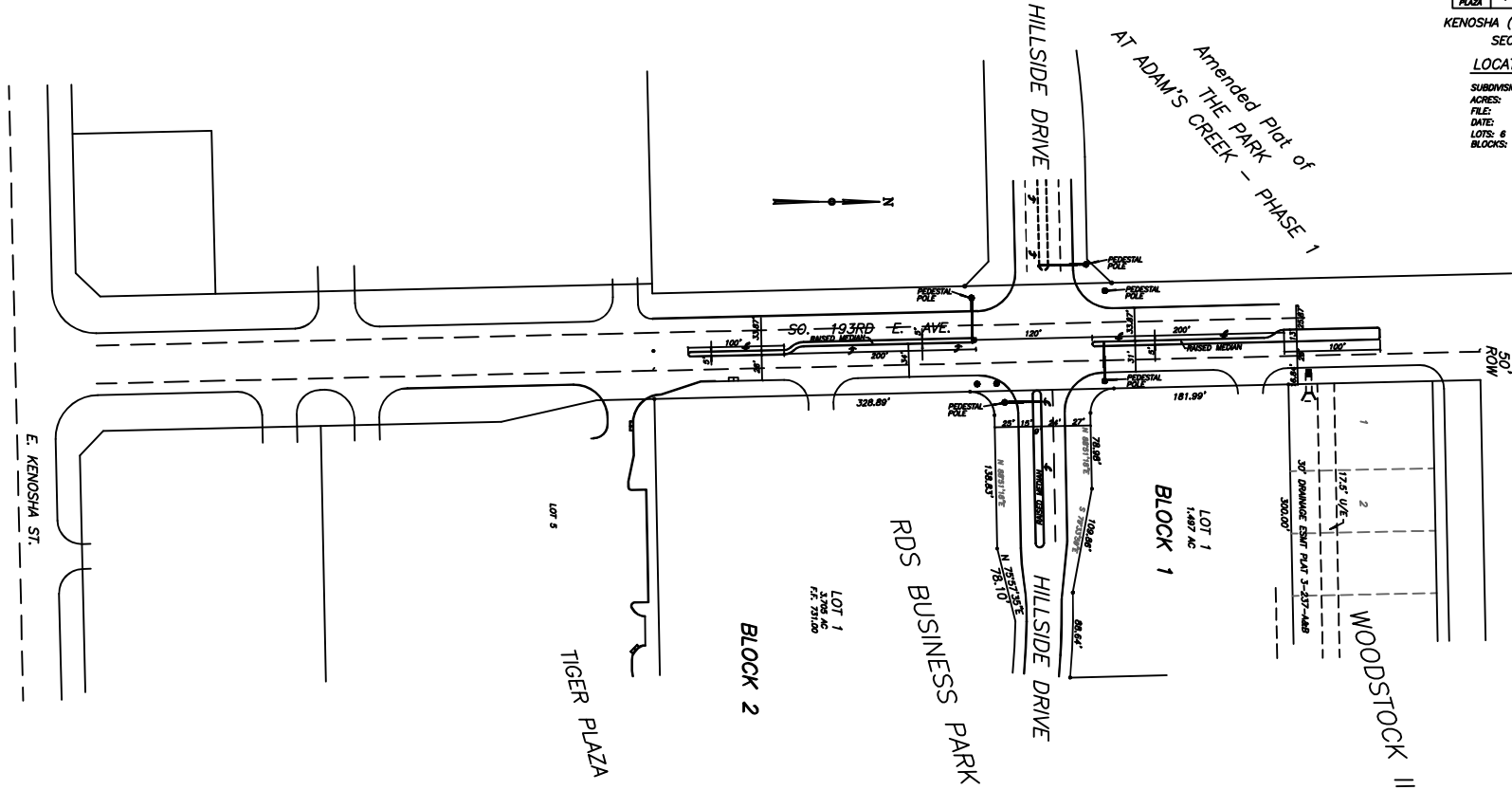
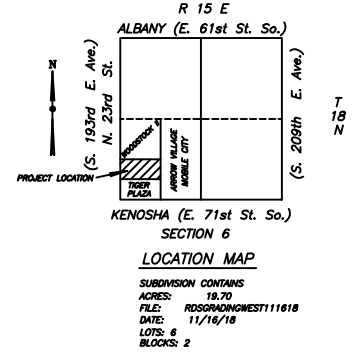
XII. Landscaping.

Landscaping signs shall be provided and maintained in accordance with the Broken Arrow Zoning Ordinance except as follows:

At least one tree per 30 feet of lineal feet of lot frontage shall be provided.
All trees shall be medium to large trees except where there are conflicts with overhead power lines.

Any landscape material that fails shall be replaced in accordance with Section 5.2.C.4 of the Broken Arrow Zoning Ordinance.

RDS BUSINESS PARK



8-14-18	SANITARY SEWER PLAN	JID
Date	Notes	By

Designed	CKH
Checked	
Drawn	JID
Approved	

JR DONELSON, INC.
PLANNING and DESIGN

12820 South Memorial Drive
 Office 100
 Bixby, Oklahoma 74008

CA. NO. 5611
 Exp. Date 4/28/19

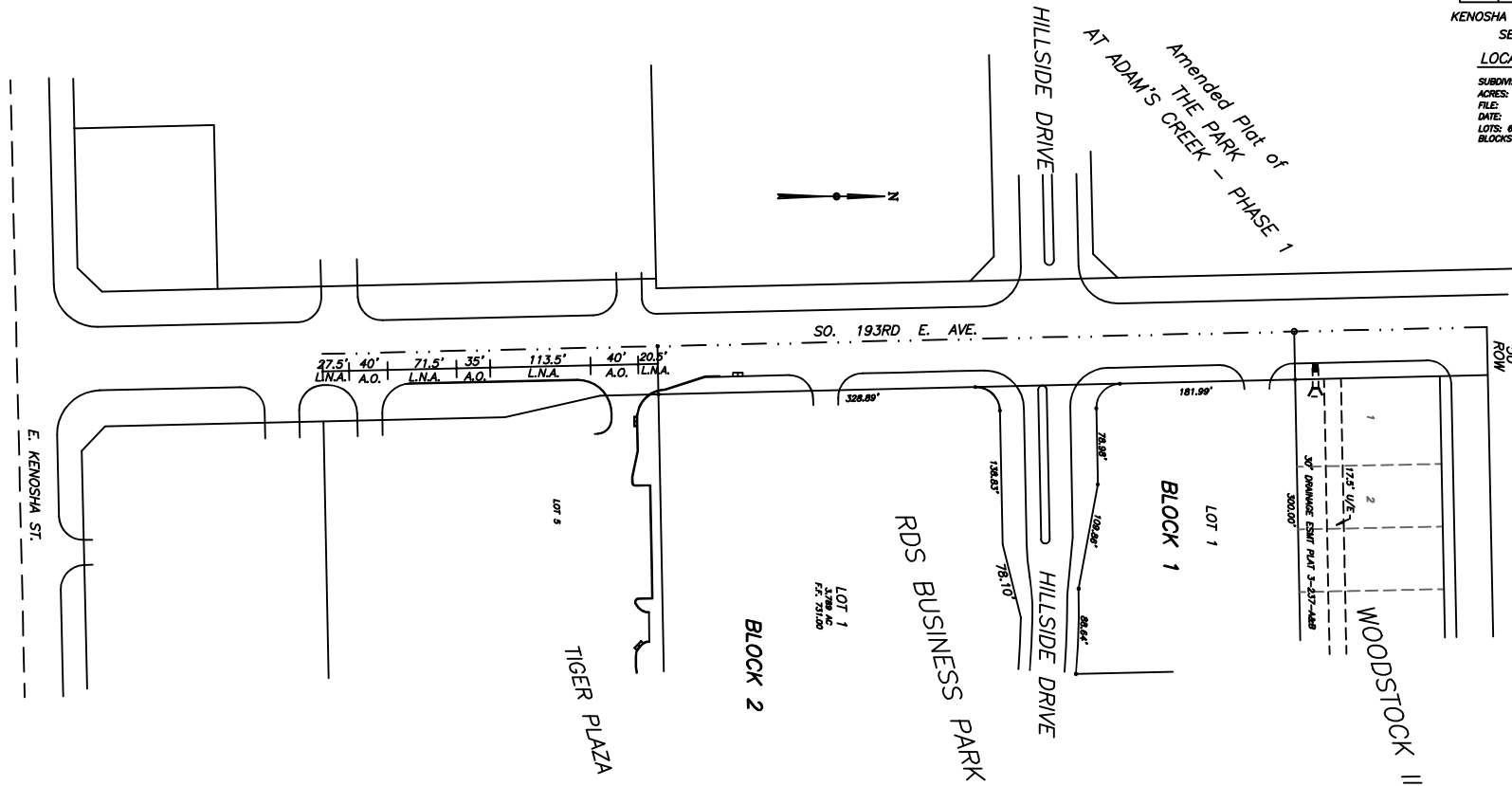
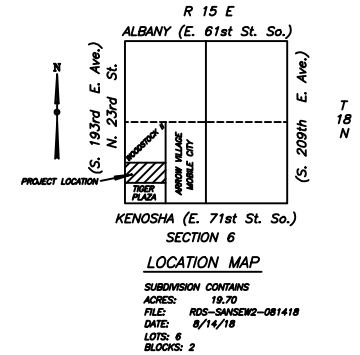
(918) 394-3030
 Fax (918) 394-3030
 Email: jrdon@jrdoninc.com

RDS BUSINESS PARK
CITY OF BROKEN ARROW
WAGONER COUNTY, OKLAHOMA

EXHIBIT I
TRAFFIC CONTROL

JOB NO:	RDS-OFFSITE-INTERSECTION
SCALE:	1" = 60'
SHEET:	OF

RDS BUSINESS PARK



8-14-18	SANITARY SEWER PLAN	JID
Date	Notes	By

Designed	CHK
Checked	
Drawn	JID
Approved	

JR DONELSON, INC.		
PLANNING and DESIGN		
12820 South Memorial Drive Office 100 Bixby, Oklahoma 74008	CA. NO. 5811 Exp. Date 6/30/19	(918) 394-3030 Fax (918) 394-3050 Email: jdonel@jrdonelson.com

RDS BUSINESS PARK CITY OF BROKEN ARROW WAGONER COUNTY, OKLAHOMA

EXHIBIT H DRIVEWAY ACCESS POINTS

JOB NO: RDS-OFFSITE-INTERSECTION
SCALE: 1" = 60'
SHEET: OF